K 2435

For and in consideration of the sum of $ 9,000.00- - - - - - - - - - - - - - - - - -
NINE THOUSAND & NO/100- DOLLARS

paid and to be paid by Henry E. Lance and wife, Pauline Lance, as follows:

$4,576.17 cash in hand paid, receipt of which is hereby acknowledged, and for the remainder of $4,423.83 representing the principal unpaid balance and interest to date on a note, executed by the Grantors herein, secured by deed of record in Book 2219, page 147, Register's Office for Davidson County, Tennessee, payable to Fidelity Federal Savings & Loan Assn. of Nashville in monthly installments of $56.00 each, including interest at the rate of 6% per annum, the said Henry E. Lance and wife, Pauline Lance, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of said note; we, George M. Sanders and wife, Martha N. Sanders, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said HENRY E. LANCE AND WIFE, PAULINE LANCE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of said County, being Lot No. 12 on the Map of Nawakwa Hills Annex, being a subdivision of Kennedy & Graves Baine Tract, of record in Book 843, page 64, Register's Office for said County.
Said Lot No. 12 fronts 125.4 feet on the southerly side of Nawakwa Trail and runs back between lines, 1083 feet on the westerly line and 1060.4 feet on the easterly line, to a dead line, measuring 402.4 feet thereon, containing 6.49 acres.
Being the same property conveyed to George M.Sanders and wife,Martha N.Sanders, by deed from Ruby Mai Sanders,a widow,of record in Book 2198,page 572,said Register's Office.

(Taxes for the current year have been prorated and will be paid by the Grantees.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry E. Lance and wife, Pauline Lance, their heirs and assigns, forever.

And we do covenant with the said Henry E. Lance and wife, Pauline Lance, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, excepting note above described and current taxes; payment of each specifically assumed by the Grantees.
And we, George M. Sanders and wife, Martha N. Sanders, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry E. Lance and wife, Pauline Lance, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of June, 1955.

George M Sanders

Martha N. Sanders

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named George M. Sanders and wife, Martha N. Sanders, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of June 1955

Commission expires April 26, 1958

W. H. Landis
Notary Public

59859 ✓

WARRANTY DEED

FROM

GEORGE M. SANDERS et ux

TO

HENRY E. LANCE et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 o'clock
of 23 JUN 1955
Noted in Book 2435 Page 553
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Dep. Re.

Published by
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NASHVILLE, TENNESSEE

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